

LEWIS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

2025 NE Kresky Avenue
Chehalis, WA 98532-2626

(360) 740-1146
FAX: (360) 740-1245

APPLICATION FOR A SIMPLE SEGREGATION SUBDIVISION

Applicant May Only Create Up To 4 Lots Per Parcel

Any New Lots Will Be Designated As Non- Buildable Lots

Simple Segregation's Are Only Allowed Once On Any Parcels

Fees: Simple Segregation Application: Submittal with no survey map \$355, plus \$45 per lot OR submittal with a survey map \$705, plus \$45 per lot (survey maps require the additional Public Works review fee of \$200 and final map review fee of \$150).

APPLICATION NO.: **SS** _____ - _____

Application Submitted : _____ / _____ / _____ Application Received By: _____

1. Applicant:

Name _____

Address _____

Telephone Home(_____) _____ Work(_____) _____

E-Mail _____

2. Property Owner (if other than the applicant):

Name _____

Address _____

Telephone Home(_____) _____ Work(_____) _____

E-Mail _____

3. Surveyor/Engineer:

Name _____

Address _____

Telephone Home(_____) _____ Work(_____) _____

E-Mail _____

4. Tax parcel number(s) of the property included in this application:

5. Is the property contained within this simple segregation subdivision application a part of any previous simple segregation subdivision?

YES NO

If yes, what was the name of the original subdivider or the Large Lot Subdivision file number?

6. Location of property:

Quarter Section _____, Section _____, Township _____ North, Range _____

7. Location of site (road name/city): _____

8. Total acreage of the parcel(s): _____

9. **Sizes of the proposed lots:**

Lot #1: _____ Acres or Square Feet

Lot #2: _____ Acres or Square Feet

Lot #3: _____ Acres or Square Feet

Lot #4: _____ Acres or Square Feet

11. **Do any lots have existing structures? If so, please identify the lot number and the type of structure.**

12. **Please attach copies of the following to this application form:**

- A. The legal description of the tax parcel(s) contained within this application;
- B. The legal descriptions or other documentation of all existing or proposed easements affecting the property contained in this application;
- C. A map of the proposed simple segregation indicating topographical features such as streams, swales and the direction of the natural drainage pattern of the site (See Attachment A attached hereto for other map requirements);
- D. Where the simple segregation maps or legal descriptions make reference to a Segregation Survey which has been recorded at the Lewis County Auditor's Office, a copy of said survey shall be attached;
- G. Statement stating how the proposed subdivision complies with the Lewis County Comprehensive Plan;
- H. The following WARNINGS and Certification must be on the face of the final Simple Segregation map:

WARNING

Lewis County has no responsibility to build, improve, maintain or otherwise service the private roads contained within or providing access to the property described in this Simple Segregation Subdivision.

The Approval of this Simple Segregation Subdivision does not guarantee the issuance of any other permit or approvals.

County Road Right-of-Way shown on Plat is not guaranteed by Lewis County, nor does Lewis County assume any liability for misrepresentation of County Road Right-of-Way locations, widths and title shown on the Plat.

Access to this Simple Segregation Subdivision is not guaranteed by Lewis County.

The Lots within this segregation shall not be re-divided for five (5) years from the date of recording without filing for plat, short subdivision, or large lot subdivision as provided in Lewis County Code.

CERTIFICATION

I/We, [print name(s)], being the sole vested owner(s) of the land contained within this Simple Segregation Subdivision, do hereby represent and warrant that the Subdivision has lawful access to a public road, for the purpose of satisfying requirements of LCC 16.12.520.

13. **CERTIFICATION:**

I/we the undersigned, as the applicant, hereby certify that the map and legal descriptions attached hereto show the entire contiguous ownership in which I/we have an interest by reason of ownership, contract for purchase, earnest money agreement or option for purchase by any person, firm, or corporation in any manner connected with this proposed Simple Segregation and that the following is the signature(s) of the owner, contract purchaser, or their representative.

I/We further certify that I/We are the legal owners of the land contained in this segregation, and that said land has legal access to a public road.

Also, that all adjoining land is owned by others not associated by a land development business relationship with the owner.

Also, that the information contained in this application, map, legal descriptions, and any other supporting documents is true and correct to the best of my/our knowledge.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

Notary Public in and for the State of

My office expires: _____

Simple Segregation Subdivision No.: SS- _____ - _____

Tax Parcel(s) # _____

ATTACHMENT "A"

Map Requirements.

A proposed simple segregation subdivision map shall be prepared on a sheet of paper that is of reproducible material, and shall be of the following dimensions: eight and one half by fourteen inches (8 1/2" x 14"); or eighteen by twenty four inches (18" x 24"). All drawing and lettering on the short plat map shall be in permanent black ink.

All simple segregation subdivision maps shall contain the following information:

1. The date, scale (not more than two hundred (200) feet to the inch) and north arrow;
2. The name of the subdivider;
3. Designation of the quarter-quarter section, section, township and range. The boundary lines of the entire parcel, lots and their dimensions, drawn to scale;
4. A number assigned to each lot. Lot numbers are to begin with number one (1) and proceed in a consecutive sequence;
5. The location, width and names of all public and private roads within or adjoining the subdivision;
6. The connection between any internal road system of the subdivision and the public road to be used for access;
7. Location and widths of all existing and any proposed easements and rights-of-way for public services, ingress and egress or utilities within the area contained in the simple segregation subdivision;
8. The location of any existing houses, outbuildings or other structures and the approximate location of any septic systems and wells;
9. The boundaries of any land to be reserved for the common use of the property owners of the subdivision;
10. Point of proposed access for each lot to the public road, whether each lot shall use a common access or have individual access;
11. Location (to the extent possible) of all section and section subdivision lines referenced in the legal description of the entire property to be subdivided;
12. Vicinity sketch of the area in which the subdivision is located may be required.

Simple Segregation Requirements

Interim Development Ordinance 1159B requires that, before any large lot (simple segregation) subdivision map can be recorded, it must demonstrate:

- 1. *Where required, the approval includes local action under state forest practice regulations, including review of the forest management plan.***

Simple Segregation Application Procedure

1. Applicant submits a complete application, including a preliminary plat map.
2. Planning reviews the application for completeness. If additional information is needed, the planning staff will notify the applicant.
3. Planning review for all issues pertaining to critical areas, resource lands, state regulations, Lewis County Code Title 16, 17, etc.
4. Preliminary approval will be granted or the proposal will be denied. If the proposal is denied, the applicant will be informed, in writing, the reason(s) for denial. If preliminary approval is granted, the applicant shall have three years to complete the project, fulfill the conditions for final approval, and submit the final plat map for recording.
5. Once the applicant feels that all conditions for final approval have been met, 3 paper copies of the proposed final plat map must be submitted to Community Development for approval.
6. After the paper final plat map has been approved, submit one final Mylar original map and three paper copies to Community Development. Before recording, all taxes must be paid at the Lewis County Treasurer's Office, and a receipt must accompany the final plat map. Once the final plat has been recorded at the Lewis County Auditor's Office, the applicant may sell, lease or otherwise transfer title of the individual lots.